Karen Johnson Davidson County
Batch# 277899 DEEDWARR
08/30/2019 09:18:00 AM 2 pgs
Fees: $13.00 Taxes: $2,918.47
20190830-0087635

Name and Address of New Owner:
Jared Hill and Molly Kennedy .
1403 Ashwood Avenue
Nashville, TN 37212

Send Tax Bills To:
FM BANK
90 FRANKLIN ST
CLARKSVILLE, TN 37040

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 105-13-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew M. Stone and Kathryn Clark Stone, husband and wife** , "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Jared Hill and Molly Kennedy, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 38 in Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County. Said Easterly half of Lot No. 38 fronts 50 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Andrew M. Stone, a single man by Warranty Deed from Morgan Parker and Katy N. Parker, dated July 13, 2011 and recorded July 15, 2011 as Instrument No. 20110715-0054261, Register's Office for Davidson County, Tennessee.

The said Kathryn Clark Stone hereby joins in this conveyance to release her interest, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28 day of August, 2019.

Andrew M. Stone

Kathryn Clark Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2019, before me personally appeared Andrew M. Stone and Kathryn Clark Stone, to me known to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as ther free act and deed.

Witness my hand this 28 day of August, 2019.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $788,777.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29 day of August, 2019.

Notary Public

Comm expires 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON